

DEED IN TRUST

UNOFFICIAL COPY 94620481

THIS INDENTURE WITNESSETH THAT THE GRANTOR(S) Phil Berman, Jr. and Eric Berman, as Co-Executors of the ESTATE OF PHIL BERMAN, SR.

of the County of Cook and State of Illinois for and in consideration of the sum of Ten Dollars (\$ 10.00), in hand paid, and other goods and valuable consideration, receipt of which is hereby acknowledged, convey(s) and quit claims unto FIRST BANK NATIONAL ASSOCIATION, 400-410 North Michigan Avenue, Chicago, Illinois 60611, a National Banking Association dated the 10th day of May, 1965, and known as Trust Number 1643, the following described real property, situated in the County of Cook

State of Illinois, to wit: Lots 4 and 5 in Walter L. Newberry's subdivision of the Northwest part of Block 21 in Kinzie's Addition to Chicago, in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, according to the Map recorded in Recorder's Office of Cook County, Illinois, on November 19, 1852 in Book 49 of Maps at Page 32 said Premises being situated at the Southeast Corner of Ohio Street, and Michigan Avenue, in Cook County, Illinois.

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Act.

Date 7/11/94 [Signature] Buyer, Seller or Representative

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER ACT OF THE STATE OF ILLINOIS.

Permanent Real Estate Index Number(s): 17-10-122-001

TO HAVE AND TO HOLD the said real property with the appurtenances, upon the trusts, and for the uses and purposes set forth in said Trust Agreement and for the uses and purposes set forth on the reverse side hereof, which uses and purposes are specifically incorporated herein by reference and made a part hereof. And the said Grantor(s) hereby specifically waive(s) and release(s) any and all right of / credit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor(s) aforesaid has(ve) hereunto set his their hand(s) and seal(s) this 5th day of July, 1994 ESTATE OF PHIL BERMAN, SR., DECEASED, by its Co-Executors

Phil Berman, Jr.
Eric Berman

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Phil Berman and Eric Berman personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth including the release and waiver of right of homestead.

My Commission Expires: 5/30/96

GIVEN under my hand and Notary Seal on this 5th day of July, 1994. [Signature] NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/14/96

AFTER RECORDING, MAIL THIS DEED TO:
Glenn Garfinkel, Gould & Ratner
222 North LaSalle Street, Suite 800
Chicago, IL 60601

This Instrument was Prepared by:
Glenn Garfinkel, Gould & Ratner
222 North LaSalle Street, Suite 800
Chicago, IL 60601

BOX 333-CTI

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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real property or any part thereof, to dedicate parks, streets, highways or other as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real property, or any part thereof, to lease said real property, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 100 years, and to renew or extend lease upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease or options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real property, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real property or any part thereof, and to deal with said real property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trust Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on to said real estate, or be obliged to see that the terms of this trust have been complied with, or to be obliged or privileged to inquire into any of the terms by said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof, the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendment thereof, if any, and binding upon all beneficiaries thereunder (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and, (d) the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither FIRST BANK NATIONAL ASSOCIATION, individually or as Trustee, or any successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real property or under the provisions of this deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real property.

The interest of each and every beneficiary hereunder and under said Trust Agreement and all of the persons claiming under them or any of them shall only in the earnings, avails and proceeds arising from the sale or any other disposition of said real property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in and to said real property as such, but only an interest in the earnings, avails proceeds thereof as aforesaid, the intention hereof being to vest in said FIRST BANK NATIONAL ASSOCIATION the entire legal and equitable title in fee simple, in and to all of the above-described real property.

If the title to any of the above-described real property is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

FIRST BANK NATIONAL ASSOCIATION
400-410 NORTH MICHIGAN AVENUE
CHICAGO, ILLINOIS 60611

COOK COUNTY, ILLINOIS
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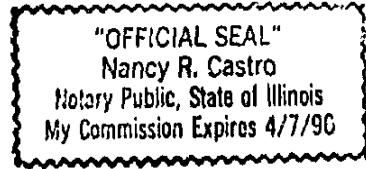
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 11, 1994 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said agent this 11th day of July, 1994.

Notary Public [Signature]

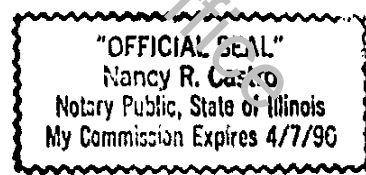


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 11, 1994 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said agent this 11th day of July, 1994.

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
111 N. LAUREL ST. CHICAGO, IL 60602
TEL: (773) 399-3000 FAX: (773) 399-3001
WWW.COOKCOUNTYCLERK.COM